This Instrument Prepared By:	Name and Address of Property Owner:	Property Address:
Stewart G. Austin, Jr.	Charles E. Cooke	1700 Church Street
GLANKLER BROWN, PLLC	c/o Cooke & Grace Properties	Nashville, Tennessee
6000 Poplar Ave., Suite 400	3309 Fairmont Drive	Tax Parcel ID #:
Memphis, Tennessee 38119-3978	Nashville, Tennessee 37203	09212030500
		09212023900
Return To:	Mail Tax Bills To:	09212023800
_____	Same	09212023700
_____	_____	
_____	_____	

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 6th day of August, 2013, by and between **CHRIS-MORE, INC.**, a Tennessee corporation (the "Grantor"), and **CHARLES E. COOKE** (the "Grantee").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Nashville, Davidson County, Tennessee (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference

Title to the Property was vested in Grantor by deed of record at Deed Book 4644, Page 167; Deed Book 6482, Page 260, and Deed Book 6486, Page 596 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for those items listed on Exhibit B attached hereto and incorporated herein; and that the title and quiet possession thereto it will forever warrant and defend against the lawful claims.

BILL GARRETT, Davidson County
Trans:T20130067569 DEEDWARR
Recvd: 08/06/13 16:06 5 pgs
Fees:28.00 Taxes:6937.50
20130806-0082561

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

CHRIS-MORE, INC.,
a Tennessee corporation

By: _____
Name: Robert Christiansen
Title: President

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared ROBERT CHRISTIANSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CHRIS-MORE, INC., a Tennessee corporation, the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Subscribed and sworn to before me this 5th day of August, 2013.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
~~NOTARY PUBLIC~~

My Commission Expires: 1/10/14

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,875,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 5th day of August, 2013.

_____
NOTARY PUBLIC

My Commission Expires: _____

VICKIE R. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

4847-1025-3586, v. 1

EXHIBIT A

TRACT 1

Being Lots Nos. 161 and 162 on the Plan of the Boyd Home Tract, of record in Book 21, Page 39, Register's Office for said County, and Minute Book "F", Pages 352 and 353, of the Chancery Court for Nashville, Tennessee.

Said Lots Nos. 161 and 162 front each 50 feet on the northerly side of Church Street, and runs back between parallel lines, 170 feet to an alley, Lot No. 161 running back with the westerly margin of Seventeenth Avenue North, formerly Williams Avenue.

Less and except and subject to and area for the purpose of widening Church Street, a strip seven and one half feet in width was condemned on the north and south sides of Church Street from the west side of Thirteenth Avenue North to the east side of Twentieth Avenue North. See Book 2, Pages 174 and 179 of the Minutes of the City Council of the City of Nashville.

TRACT 2

Being the North 50 feet of the South 110 feet of Lots Nos. 197 and 198 on the Map of the Boyd Home Tract, of record in Book 21, Page 39, Register's Office for said County.

Said parts of said Lots front 50 feet on the west side of Seventeenth Avenue North and run back between parallel lines 100 feet to the east line of Lot No. 196.

TRACT 3

Being the South 60 feet of Lots Nos. 197 and 198 on the Map of the Boyd Home Tract, of record in Book 21, Page 39, Register's Office for said County.

Said parts of said lots front 60 feet on the west side of Seventeenth Avenue North and run back between parallel lines, along the north margin of an alley, 100 feet to the east line of Lot No. 196.

Being the same property conveyed to CHRIS-MORE INC. by quitclaim deed from AMERICAN STANDARD, INC. (FORMERLY AMERICAN RADIATOR AND STANDARD SANITARY CORPORATION), A DELAWARE CORPORATION of record in Book 4644, Page 167, dated October 4, 1972, said Register's Office.

TRACT 4

Land in Davidson County, Tennessee, being the Northerly 30 feet of Lots Nos. 197 and 198 on the Plan of the Boyd Home Tract, of record in Book 21, Page 39, Register's Office for said County.

Said part of Lot Nos. 197 and 198 fronts 30 feet on the westerly side of Seventeenth Avenue North and runs back between parallel lines, with the southerly margin of State Street 100 feet to the easterly line of Lot No. 196.

Being the same property conveyed to CHRIS-MORE INC. by deed from DWAIN MITCHELL AND OLAN B. MITCHELL of record in Book 6482, Page 260, dated January 23, 1985, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being the Southerly 30 feet, or one-half, of the Northerly 60 feet of Lots Nos. 197 and 198 on the Plan of the Boyd Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Seventeenth Avenue North, formerly Williams Avenue, 30 feet south of its intersection with State Street, thence south with the westerly margin of Seventeenth Avenue North, 30 feet to a point; thence at right angles westerly 100 feet to the western line of Lot No. 197 mentioned above; thence north with said line 30 feet to a point; thence at right angles in an easterly direction 100 feet to the beginning point.

Being the same property conveyed to CHRIS-MORE INC. by deed from DWAIN MITCHELL AND WIFE, BILLIE C. MITCHELL of record in Book 6485, Page 596, dated January 23, 1985, said Register's Office.

EXHIBIT B

1. Taxes and Assessments for the year 2013 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page 39, in the Register's Office of Shelby County, Tennessee.

3. Any property taken for the widening of Church Street.

4. Any property lying under allies or public streets.